

# ZBA VARIANCE or APPEAL APPLICATION

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WESTPORT ZONING BOARD OF APPEALS Tel: 203-341-1030 Fax: 203-454-6145

INSTRUCTIONS for APPLICANT: For Questions visit P&Z office Daily 9:00-11:30.

Complete pgs 1 & 2 then, REVIEW & COLLECT ALL materials listed on pgs 3&4.

When all is collected DROP OFF to P&Z OFFICE DAILY between 8:30 & 4:00.

After the STAFF REVIEW is complete, a Hearing Date will be set. Please Review pgs. 5&7.

Note: Commercial projects may require Architectural Review Board approval,

If needed. You MUST submit ARB application BEFORE going to ZBA Hearing.

## OFFICE USE ONLY

Application#: \_\_\_\_\_

Submission Date: \_\_\_\_\_

Receipt Date: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

1. Property Address: 355 Riverside Avenue Zone: GBD/AA  
Commercial Property: ☒ or Residential: ☐
2. Applicant's Name: Eric D. Bernheim E-Mail: bernheim@halloransage.com  
Applicant's Address 315 Post Road West, Westport, CT 06880 Daytime Tel: 203.227.2855

NOTE: Below List Owner's Name (s) as appears on the DEED (No abbreviations) If more space needed submit list.

3. Property Owner's Name: 285 & 355 RIVERSIDE LLC E-Mail: \_\_\_\_\_  
Property Owner's Address: 1019 Post Rd, Darien, CT 06820 Daytime Tel: \_\_\_\_\_
4. Is this property on: a Septic System: ☐ or Sewer: ☒
5. Is this property within 500 feet of any adjoining municipality? Yes ☐ No ☒
6. Does this project involve the demolition of any structures that are 50 years old or more? Yes ☐ No ☒
7. Briefly Describe your Proposed Project: \_\_\_\_\_  
Proposing a signage plan pursuant to the attached applicant's statement.
8. Will any part of any structures be demolished? No ☒ Yes ☐ - If Yes Attach a Demolition Plan: \_\_\_\_\_
9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)  
33-8.2.4 - window sign on one window, but proposed sign is on two window; 33-8.4.1 - 1 freestanding sign limit, two are being proposed; 33-8.4.5 - ground sign at street entrance exceeds 32 sq. ft; 33-8.4.6 - proposed ground signs are within 50 feet of the residential zone that splits the property.
10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)
11. List the PROPERTY HARDSHIP(s) or REASON(s) why this Variance or Appeal should be granted, stating clearly the exceptional difficulty REGARDING YOUR PROPERTY. Note: Financial Hardship will NOT warrant a variance approval see pg 5.  
See attached applicant's statement. Grade of property prohibits effective wall signage so ground signage plan is required for safety purposes.

I hereby certify that the above information is correct and that the accompanying exhibits attached are true.

[Signature]  
Applicant's Signature (If different than owner)

[Signature]  
Owner's Signature (Must be signed)

If the applicant is unable to obtain the signature of the property owner, a letter of authorization by the property owner must be submitted.

## TO BE COMPLETED BY OWNER/ APPLICANT

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After all required materials are collected, DROP OFF to P&Z OFFICE DAILY between 8:30 & 3:00 ONLY.

**BUILDING PLANS (TITLE)** Exterior Building Signage

BY: ABC Sign Corporation DATE 7/14/2020 NUMBER of PGS. 5

REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**SURVEY OR SITE PLAN (TITLE)** 355 Riverside Avenue

BY: Lehr Land Surveyors DATE 3/14/2015 NUMBER of PGS. 1

REVISED DATE 8/4/2020 NUMBER of PGS. 1

**GROSS LOT AREA:** 103,983 **NET LOT AREA:** (less 80% wetlands or steep slopes): \_\_\_\_\_

**SETBACKS:** Front / Side / Rear (From Survey)

Existing: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Required: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Proposed: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**FLOOR AREA / FAR:**

Existing: \_\_\_\_\_

Allowed: \_\_\_\_\_

Proposed: \_\_\_\_\_

**COVERAGE:** Building / Total (From Survey)

Existing: \_\_\_\_\_ / \_\_\_\_\_

Required: \_\_\_\_\_ / \_\_\_\_\_

Proposed: \_\_\_\_\_ / \_\_\_\_\_

**PARKING:**

Existing: \_\_\_\_\_

Required: \_\_\_\_\_

Proposed: \_\_\_\_\_

**HEIGHT:** In Feet / # of Stories

Existing: \_\_\_\_\_ / \_\_\_\_\_

Required: \_\_\_\_\_ / \_\_\_\_\_

Proposed: \_\_\_\_\_ / \_\_\_\_\_

**SIGNS:**

Existing: SEE ATTACHED SHEET

Required: \_\_\_\_\_

Proposed: \_\_\_\_\_

**ATTIC / HALF STORY:**

Existing: \_\_\_\_\_ / Proposed: \_\_\_\_\_

**LANDSCAPING:**

Existing: \_\_\_\_\_

Required: \_\_\_\_\_

Proposed: \_\_\_\_\_

**CRAWL SPACE - CELLAR - BASEMENT:**

Existing: \_\_\_\_\_ / Proposed: \_\_\_\_\_

**NOTE:** If you submit Revised Plans – You **MUST SUBMIT A COVER LETTER** listing **EACH CHANGE & 9 COPIES**.

**REVISIONS FEE:** Revised Plans, which require additional staff review **ADDITIONAL FEE** of **HALF** of original Appl. fee is **REQUIRED**.

### **SIGNS:**

#### **Existing:**

- 1 Ground sign

#### **Required:**

- 1 Ground sign no larger than 32 s.f.
- 1 window sign, per each unit of occupancy, located on 1 window
- Wall signage (72 s.f. allowed)

#### **Proposed:**

- 2 Ground signs. (1) Sign located at the entrance to the property @ 40 s.f.  
(2) Sign located upon entrance to the property @ 16 s.f.
- 1 window sign for a particular tenant (located on 2 windows)
- 1 wall sign for Directory (13 s.f.)